

Landscape Architect Response

DC Case Officer Mrs A Wright **Ext: 9244 6516**

Application No. APP/14/00023

To: Landscaping

Date: 16 January 2014

Site Address: Waterloo Leisure Centre, Waterberry Drive, Waterloo, PO7 7UW

Proposed Development: Extension to existing gym facilities to create a new gym on two storeys and a new two storey height indoor play centre, with ancillary facilities, plus refurbishment of existing.

The LCA references the Brambles estate in LCA 4 as follows:

o Bands of trees (some mature oaks) and areas of grassland are a characteristic of the business area to the south of the B2150, compared to a virtually treeless character of the business park to the north of the B2150 and A3

Biodiversity

o Much of the area is urban with habitats confined to small patches. Narrow remnant strips of broadleaved, ancient semi-natural woodland are found on towards the centre of the area

Landscape and built form strategy and guidelines

The landscape strategy is to **restore** and **enhance** the local character. The following guidelines apply:

Land management

Maintain and improve the band of tree and shrub planting along the eastern edge of the Business Park adjacent the B2150 to provide a screen and a setting for the buildings

Built form and development

o Propose landscape framework for Brambles Farm Industrial Area and the Retail Park to provide an unified identity.

Changes to the landscape arising from the proposal:

Loss of existing vegetation adj. car park & loss of central vegetation at rear adj. road.

The existing trees and vegetation are of relatively low quality however they serve to create a section of green space and space around the existing buildings.

Elevation drg shows planting to south elevation frontage – what is proposed?

What is the new pathway-materials? Also -it would be better to be direct and follow desire lines...rather than right angled.

The building creates another large mass adjacent existing large scale building-could the infill effect be reduced?

I would prefer to see some supplementary landscaping to help break up the mass of the building and to improve the edges and boundary areas. This would also echo the ecology reports suggestions for contributions where vegetation has been lost.

Relevant Extract

It is recommended that ecological enhancement measures be implemented for the site, to

include new planting of native species and non-native species that are known to benefit wildlife.

In particular, this should focus on offsetting the loss of shrubs, scrub and trees via replacement. Any timber resulting from the removal of trees should be relocated in piles to the site margins, for use by sheltering/hibernating wildlife.

Schwegler bat boxes and bird boxes should also be installed on suitably sized retained trees within the overall site. Bat boxes should be installed above at least five metres and on a variety of orientations. Bird boxes should be installed above at least three metres and not positioned facing due south, to avoid over-heating during the summer. The use of aluminium nails is recommended, to avoid unnecessary damage to trees.

These general recommendations are made because when considering development proposals, LPAs are directed by the NPPF (Section 4.3.4) to ensure that opportunities for ecological enhancement are being taken to promote a positive gain for biodiversity.

Eco report mentions works during bird breeding times-recommendations & lighting/illuminating such existing habitats. What lighting is proposed?

Since there are habitats present that are potentially suitable for use by breeding birds during the March-July/August period, mitigation measures have been recommended to avoid seasonal impacts to breeding birds.

In accordance with the NPPF, enhancement measures have also been recommended to ensure that the development benefits local biodiversity.

More details required to address these points.

Details provided on a plan should be as per the Hampshire landscape checklist – species, species size etc...

The Havant Landscape Character Assessment can be found at

<http://www-old.havant.gov.uk/havant-7364>

See the Hampshire Landscape checklist :

<http://www.hiow.gov.uk/offnet/hlg/47340%20Oce%20Checklist.pdf>